

**COST AVOIDANCE ANALYSIS**

COUNTY COSTS		County Appraisal Report			
- COUNTY Appraisal for DOD		\$ 4,500.00	÷	2	\$ 2,250.00
-COUNTY Survey				100.00	\$ 100.00
COUNTY Expert Witnesses		Hours		Rate	
- Appraiser		12.00	X	\$ 185.00	\$ 2,220.00
-Engineer		4.00	X	\$ 225.00	\$ 900.00
-Planner		4.00	X	\$ 95.00	\$ 380.00
-Mediator		12.00	X	\$ 70.00	\$ 840.00
-Fee Counsel		0.00	X	\$ 60.00	\$ -
LAND AND IMPROVEMENTS	Owner's Counter	County Appraisal/Offer			
Potential Jury Award	\$ 200,000.00	\$ 160,000.00		\$ 40,000.00	X 50% \$ 20,000.00
Potential Jury Award Interest				\$ 40,000.00	X 9.00% \$ 3,600.00
Court Costs (Days)				2	X 500 \$ 1,000.00
BUSINESS DAMAGES	Owner's Report	County Report/Offer			
Potential Jury Award				\$ -	X
Court Costs (Days) + \$100.0 Court Deposit Fee					X
<b>TOTAL COUNTY POTENTIAL COSTS</b>					<b>\$ 31,290.00</b>
PROPERTY OWNER COSTS					
Owner's Potential Fees					
-Appraiser		\$ 3,000.00	X	125%	\$ 3,750.00
-Attorney (Statutory)		\$ 40,000.00	X	33%	\$ 13,200.00
-Engineer Report				\$ 3,000.00	\$ 3,000.00
-Planning Report				\$ 1,500.00	\$ 1,500.00
				\$ -	
Owner's Potential Expert Witness Fees					
		Hours		Rate	
-Appraiser		40	X	\$ 200.00	\$ 8,000.00
-Engineer		12	X	\$ 225.00	\$ 2,700.00
-Planner		12	X	\$ 95.00	\$ 1,140.00
		6	X	\$ 325.00	\$ 1,950.00
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
Depositions				\$ 3,000.00	\$ 3,000.00
Transcripts				\$ 2,000.00	\$ 2,000.00
Exhibits				\$ 2,500.00	\$ 2,500.00
<b>TOTAL OF OWNER COSTS</b>					<b>\$ 42,740.00</b>
<b>TOTAL POTENTIAL COST OF COURT ACTION</b>					<b>\$ 74,030.00</b>
Land and Improvements	Agreement Amount	County Appraisal			
Less Administrative Increase	\$ 187,500.00	-	\$ 160,000.00	\$ 27,500.00	\$ 27,500.00
Business Damages					
Less Administrative Increase	\$ -	-	\$ -	\$ -	
No Fees or Costs	<b>Total Administrative Increase</b>			\$ 27,500.00	
Less Appraiser Engineer Planner			[ACTUAL]	\$ -	
Less Attorney Fee			[STATUTORY]		
Less Other Fee-			[ACTUAL]		
Less Other Fee-					\$ -
<b>MINIMUM EXPOSURE AVOIDANCE</b>					<b>\$ 74,030.00</b>
Plus Sale of Excess Land			Rate		
Commercial		X		\$ -	\$ -
Residential / Acreage		X		\$ -	\$ -
<b>TOTAL POTENTIAL EXPOSURE AVOIDANCE</b>					<b>\$ 74,030.00</b>